

(To be recorded in Real Property Records of Denton County, Texas)

**Addisson Ranch Homeowners Association, Inc.
Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Document 2021-160057, 2020-191436 and 2019-76177

1. Subdivision information., is an addition to the city of Shady Shores in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:

Plat 1: Document 2019-175, recorded on April 12th, 2019.

2. Declaration information. Lots in Addisson Ranch Homeowners Association are subject to Declaration of Covenants, Conditions and Restrictions for Addisson Ranch Homeowners Association, Inc., recorded on April 16th, 2019 as Document No. 2019-40401, Real Property Records, Denton County Texas, as amended or supplemented by the following:

- First Amendment to Declaration of Covenants, Conditions, and Restrictions for Addisson Ranch, recorded on July 25, 2019, as Document No. 2019-88864, Real Property Records of Denton County, Texas.
- Corrected Declaration of Covenants, Conditions, and Restrictions for Addisson Ranch, recorded on December 10, 2019, as Document No. 2019-157093, Real Property Records of Denton County, Texas.

3. Name of property owner's association. Addisson Ranch Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Addisson Ranch Homeowners Association, Inc.

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: www.fsresidential.com

Email Address: Mgmt-CertificateTX@fsresidential.com

Community Website: <https://AddissonRanch.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$275.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 12th day of January 2022

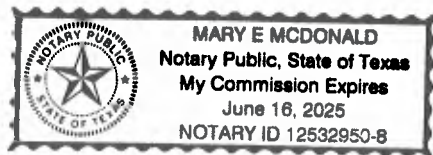
Adkisson Ranch Homeowners Association, Inc.,
a Texas property owners' association

By: Michelle Malegni

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 12 day of January 2022
by Michelle Malegni, on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Mary E McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Adkisson Ranch Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



VG-418-2022-19609

Denton County
Juli Luke
County Clerk

Instrument Number: 19609

Real Property Recordings
PROPERTY ASSOC MGMT CERT

Recorded On: February 08, 2022 09:45 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 19609
Receipt Number: 20220207000834
Recorded Date/Time: February 08, 2022 09:45 AM
User: Patty M
Station: Station 5

Record and Return To:

FIRST SERVICE RESIDENTIAL TEXAS INC
14951 NORTH DALLAS PARKWAY STE 600
DALLAS TX 75254

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

